

#4

Address	Tax Key #	Legal Description	Lot Size	Zoning	Appraisal A	Appraisal B	Market Value
Lot 7 Main Street Corridor First Subdiv/vision	16-2072-2451		23,522 sq ft, .54 acres	C-6	105,000	103,000	104,000
S.E. N. Main Street & Donaldson Avenue	16-2072-2452						
	16-2072-2453						
	16-2072-2454						
	16-2072-2455						
	16-2072-2456						

## SUMMARY OF SALENT FACTS

LOCATION:

S.E. N. Main St. &  
Donaldson Avenue  
Mishawaka, IN

SITE:

23,522 sq. ft.

INDICATED VALUE VIA:

COST APPROACH

Not Developed

INCOME APPROACH

Not Developed

DIRECT SALES  
COMPARISON APPROACH

\$103,000.00

DATE OF VALUE ESTIMATE:

September 10, 2013

DATE OF INSPECTION:

September 10, 2013

INDICATED VALUE:

\$103,000.00

FINAL VALUE ESTIMATE:

\$103,000.00

## **PERTINENT DATA**

### **Location of the Property Appraised:**

The subject property is located at the southeast corner of North Main Street and Donaldson Avenue, Mishawaka, Indiana. This property runs south from Donaldson Avenue to Borley Avenue on the south.

### **Statement of Ownership:**

The subject property is owned by the City of Mishawaka.

### **Present Occupant and Use:**

As of the date of this appraisal, the property is vacant and unimproved.

### **Property Rights Appraised:**

The property rights appraised are those rights in the "Title in Fee Simple." This includes all rights which are lawfully owned, and is considered an "Absolute Fee" without limitations to any particular class of heirs or restrictions.

### **Zoning:**

My clients, the Department of Community Development has indicated that this parcel is C-6 (Linear Office). In addition to offices, there are a number of permitted uses such as a Bed & Breakfast, Clinics, even single family and two family residential dwellings.

### **HUD Flood Plain Statement:**

The subject property is not located in an area designated by HUD as having special flood hazards. Specifically, it is located in Community-Panel #180231 0004 C, map revised 02/17/88. This map identifies the subject as being located in a Flood Zone "C". A "C" zone is designated as being outside the 500-year flood plain.

### **Legal Description:**

A brief legal description at the top of the plans provided by my client indicates a legal description as part of the northeast quarter of Section 9, Township 37 north, range 3 east, City of Mishawaka, Penn Township, St. Joseph County, Indiana. In the Addenda of this report I have included a Metes and Bounds description which covers the subject property.



016-2069-2354

016-2069-2355

016-2069-2356

016-2069-2366 016-2069-2367

016-2069-2356

E DONALDSON AVE

016-2072-2451

016-2072-2452

016-2072-2453

016-2072-2454

016-2072-2455

016-2072-2456

016-2072-2457 016-2072-2458 016-2072-2459

016-2072-2468 016-2072-2469

E BORLEY AVE

016-2072-2471

016-2072-2472

016-2072-2473 016-2072-2474 016-2072-2475